001.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,800 / 890,800
					USE VALUE:	890,800 / 890,800
					ASSESSED:	890,800 / 890,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THE 2005 C & J LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHURCHILL PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIGOTT CHARLES A--ETAL -
Owner 2:	PIGOTT WILLIAM F -
Street 1:	70 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2429 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2630.500	240,850	4,600	202,250	447,700
340	2630.500	240,850		202,250	443,100
Total Card	0.121	481,700	4,600	404,500	890,800
Total Parcel	0.121	481,700	4,600	404,500	890,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.74 | /Parcel: 366.74

Legal Description

User Acct: 420

GIS Ref:

GIS Ref:

Insp Date: 11/24/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	481,700	4600	5,261.	404,500	890,800		Year end	12/23/2021
2021	013	FV	459,800	4600	5,261.	404,500	868,900		Year End Roll	12/10/2020
2020	013	FV	459,800	4600	5,261.	404,500	868,900	868,900	Year End Roll	12/18/2019
2019	013	FV	355,100	4600	5,261.	404,500	764,200	764,200	Year End Roll	1/3/2019
2018	013	FV	377,700	4600	5,261.	271,600	653,900	653,900	Year End Roll	12/20/2017
2017	013	FV	354,200	4600	5,261.	260,000	618,800	618,800	Year End Roll	1/3/2017
2016	013	FV	354,200	4600	5,261.	236,900	595,700	595,700	Year End	1/4/2016
2015	013	FV	304,300	4600	5,261.	190,700	499,600	499,600	Year End Roll	12/11/2014

!41!

PRINT

Date	Time
12/29/21	17:55:21

LAST REV

Date	Time
09/25/20	10:38:25
mmcmakin	

PAT ACCT. 41

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT CHARLES	1315-147		2/23/2006	Family	10	No	No		LLC name amended with Secretary of State (2/2
	1035-22		8/1/1987		224,900	No	No		D

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2009	629	Temp Ten	700					

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2020	Mail Update	MM	Mary M
5/23/2019	I & E Return	JO	Jenny O
11/24/2017	MEAS&NOTICE	PH	Patrick H
5/8/2017	I & E Return	EMK	Ellen K
5/18/2016	I & E Return	MM	Mary M
8/11/2015	Meas/Inspect	336	PATRIOT
2/23/2009	Meas/Inspect	345	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5261		Sq. Ft.	Site		0	70.	1.10	11									404,482	340	50				404,500	

Total AC/HA:	0.12078	Total SF/SM:	5261	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	ARLINGTON	Total:	404,482	Spl Credit		Total:	404,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:	340	Alt %:	50
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08227658
Const Adj.:	0.98990101
Adj $ / SQ:	192.842
Other Features:	111926
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654441
Depreciation:	172773
Depreciated Total:	481669

COMMENTS

NO LONGER OFFICE - TWO FAMILY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

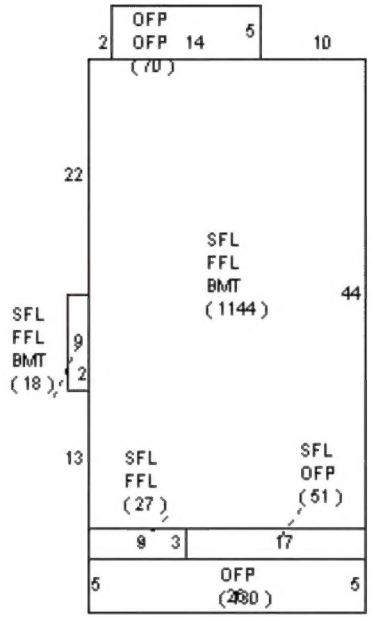
No Unit	RMS	BRS	FL
2	5	2	2
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.84
Special Features:	0	Val/Su Net:	123.13
Final Total:	481700	Val/Su SzAd	198.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,240	192.840	239,125
FFL	First Floor	1,189	192.840	229,290
BMT	Basement	1,162	57.850	67,225
OFP	Open Porch	321	21.420	6,876

Net Sketched Area:	3,912	Total:	542,516
Size Ad	2429	Gross Area	3912	FinArea	2429
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1930	19.13	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600